

State of Iowa
County of Wayne
Filed for record Apr 18 2017
at 2:55 o'clock P. M. and recorded
in Book 124 page 177-178
Fee \$ 12.00

Rita Arnold - Sy. Rec.

Prepared by and

Return to: James G. Rowe, 300 West Marion, P.O.Box 256, Corydon, IA 50060 641-872-1363

Grantors: T.J. O'Neil Swan and Amanda Swan

Grantee: L & H Farm Ltd. Partnership

EASEMENT

THIS GRANT OF EASEMENT, made this 6 day of April, 2017, by T.J. O'Neil Swan and Amanda Swan, husband and wife, hereinafter referred to as "Grantors,"

WITNESSETH: Grantors, for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto L & H Farm Ltd. Partnership, hereinafter referred to as "Grantee," its successors and assigns as owners of the following property:

The Southwest Quarter of the Northwest Quarter and the Northwest Quarter of the Southwest Quarter of Section Twenty-three, Township Sixty-Nine North, Range Twenty West of the 5th P.M. in Wayne County, Iowa,

An easement for ingress and egress for the south twenty feet of the following property:

The Southeast Quarter of the Northwest Quarter of Section Twenty-three, Township Sixty-nine North, Range Twenty West of the 5th P.M. in Wayne County, Iowa.

This easement conveyance shall run with the land and shall be binding upon the Grantors, their heirs, successors or assigns as owners of the property described above. Grantee shall restore and repair any damage to the easement area caused by Grantee in the exercise of Grantee's rights under this Easement.

Grantee shall use the easement area solely for purposes of Grantee's ingress and egress to, from and on the above referenced

Grantee shall hold harmless and indemnify Grantors and their successors and assigns against all losses, expenses, claims, demands, actions or causes of action, whether direct or by way of subrogation, counterclaim, cross-claim or otherwise, arising out of any loss of or damage to property or injury to or death of persons, resulting in whole or in part from Grantee's use of the easement area or the use thereof by Grantee's employees, agents, invitees, licensees, or contractors.

T.J. O'Neil Swan

Amanda Swan

Subscribed to and sworn to before me by T.J. O'Neil Swan and Amanda Swan, husband and wife, on this 6 day of April, 2017.

